HOUSING MARKET INFORMATION[4]

HOUSING NOW
Vancouver and Abbotsford CMAs[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2014

Highlights

- Vancouver CMA housing starts trended lower in October 2014;
- Favourable conditions bolstered housing demand; and
- Abbotsford-Mission housing starts also trended lower in October 2014.

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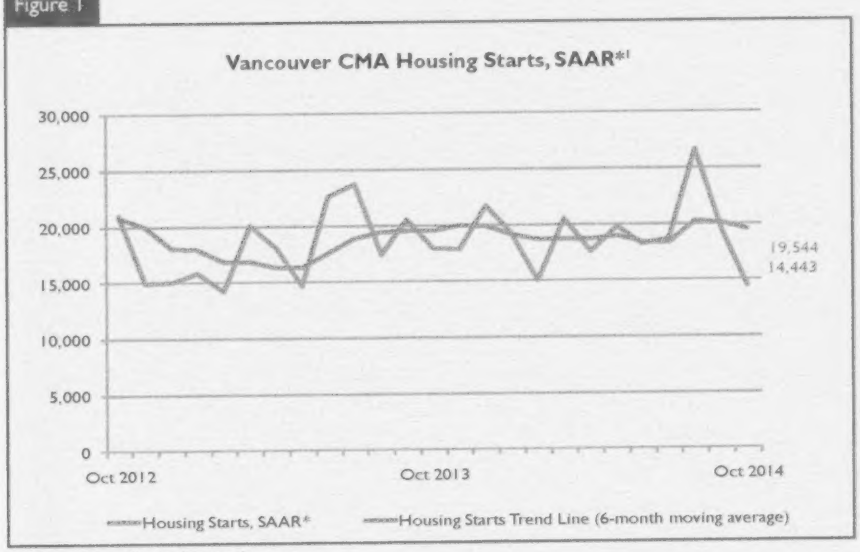

* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

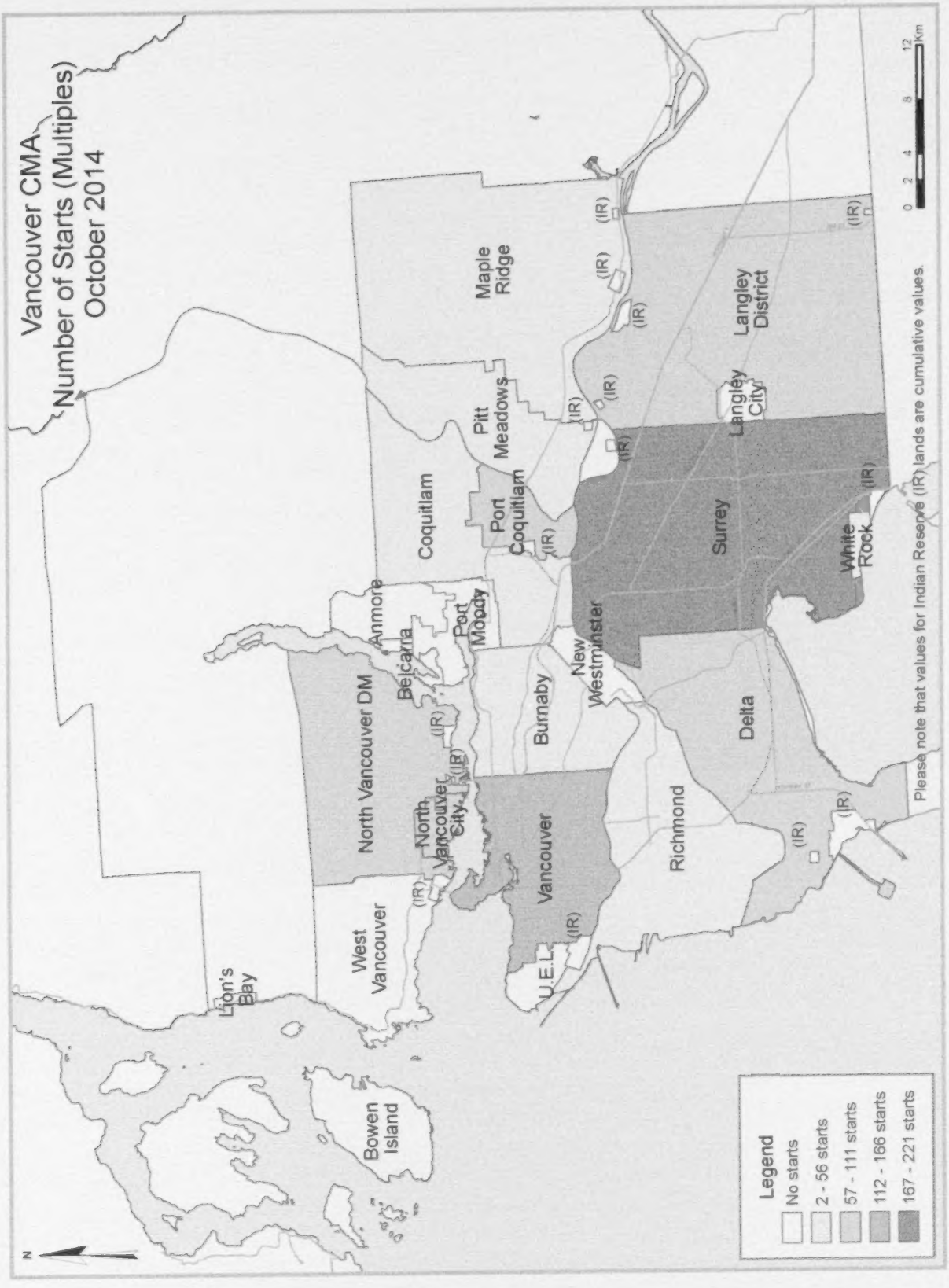
Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 19,544 units in October compared to 20,075 units in September. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of housing starts.

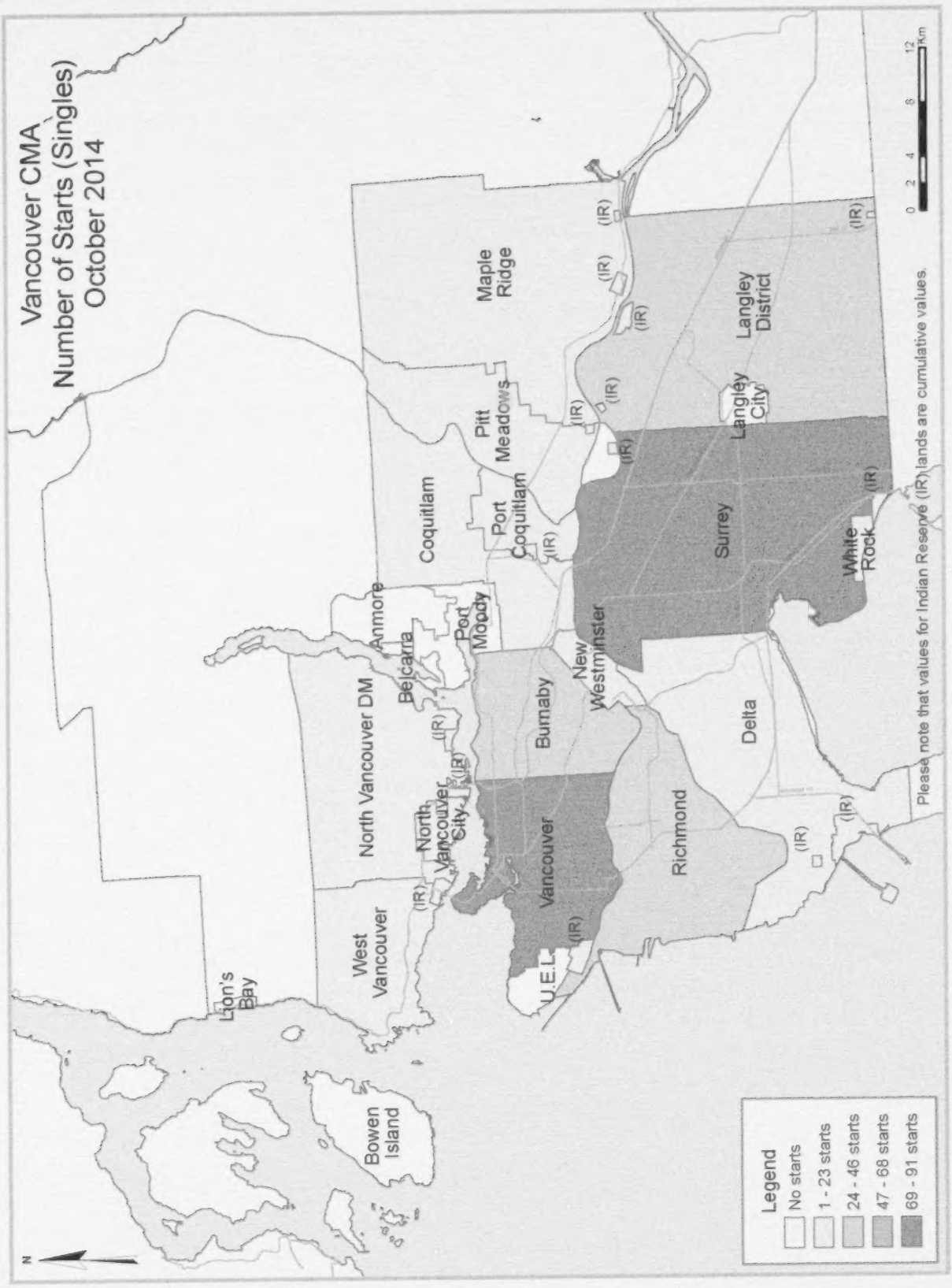
There were 1,232 actual housing starts in October 2014. The decline was due to fewer apartment starts as new construction activity picked up in October for other housing types. Apartment housing starts were lower for all municipalities in the Vancouver CMA after recording a very strong August on a SAAR basis. The year-to-date total was 15,873 housing starts, 2.6 per cent higher compared to the same period last year.

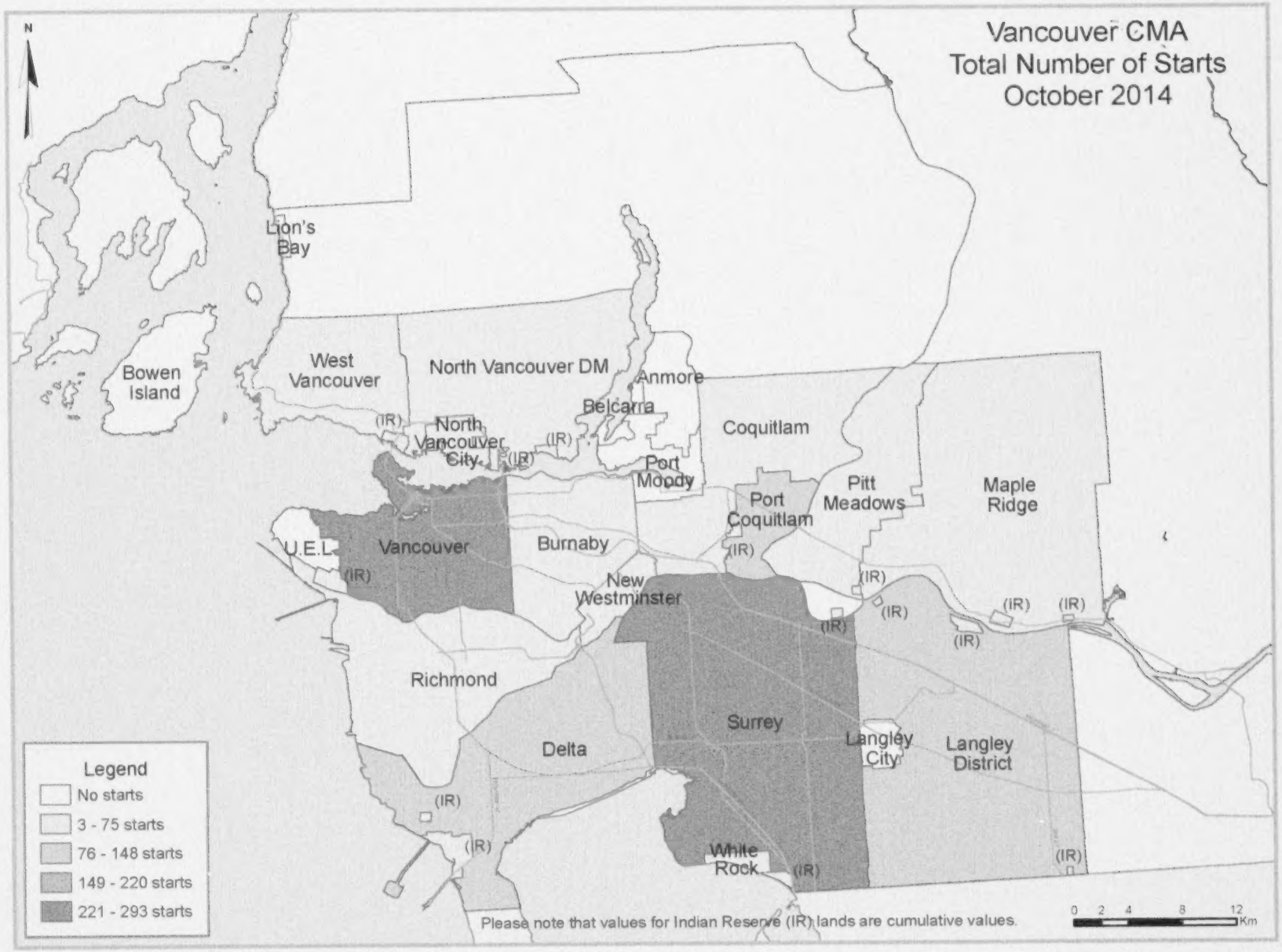
For the ten-month period ending in October 2014, absorptions of newly completed housing units improved even though the number of completions fell. This suggests stronger housing demand that has been fuelled by favourable conditions, such as low mortgage interest rates and robust migration trends. Indeed, this was evident in the MLS® resale market as well. For the areas covered by the Real Estate Board of Greater Vancouver, both the number of MLS® sales as well as the HPI® Benchmark Price continued to show year-over-year improvements in October 2014.

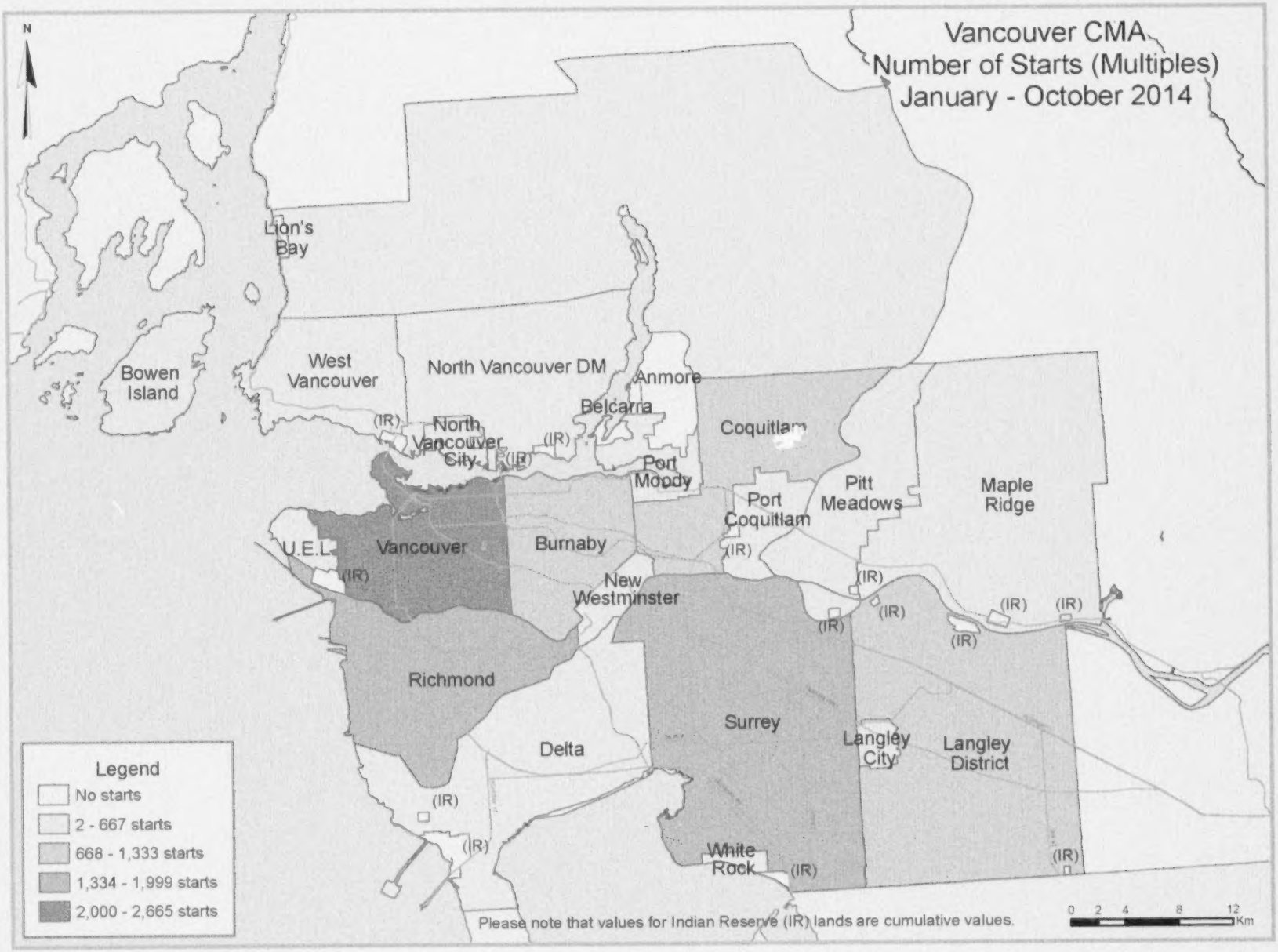
Housing starts in the Abbotsford-Mission CMA were trending at 554 units in October, down from 694 units in September. Year-to-date housing starts totalled 441 units this year, compared to 598 units during the same period last year.

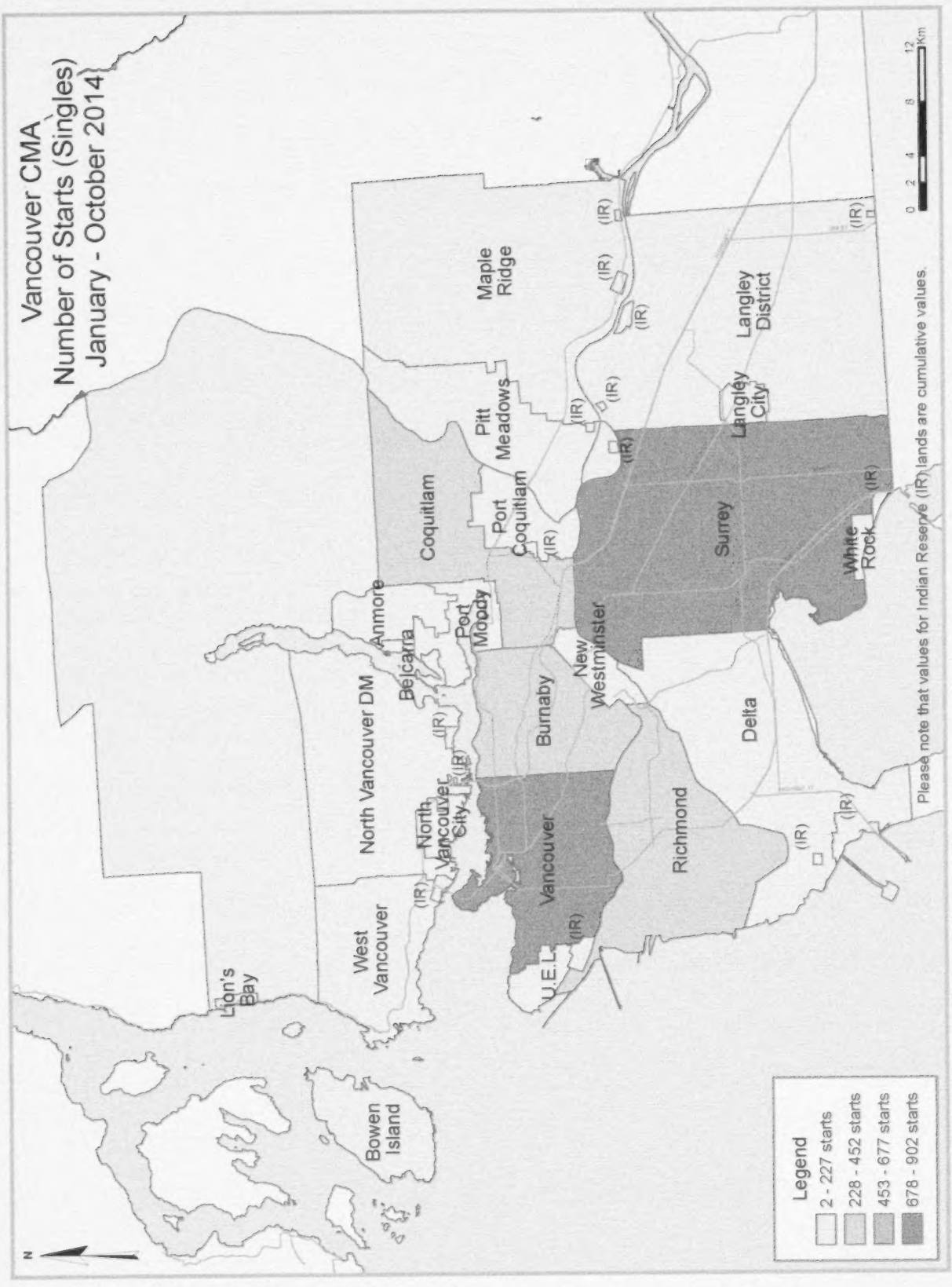
1. All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

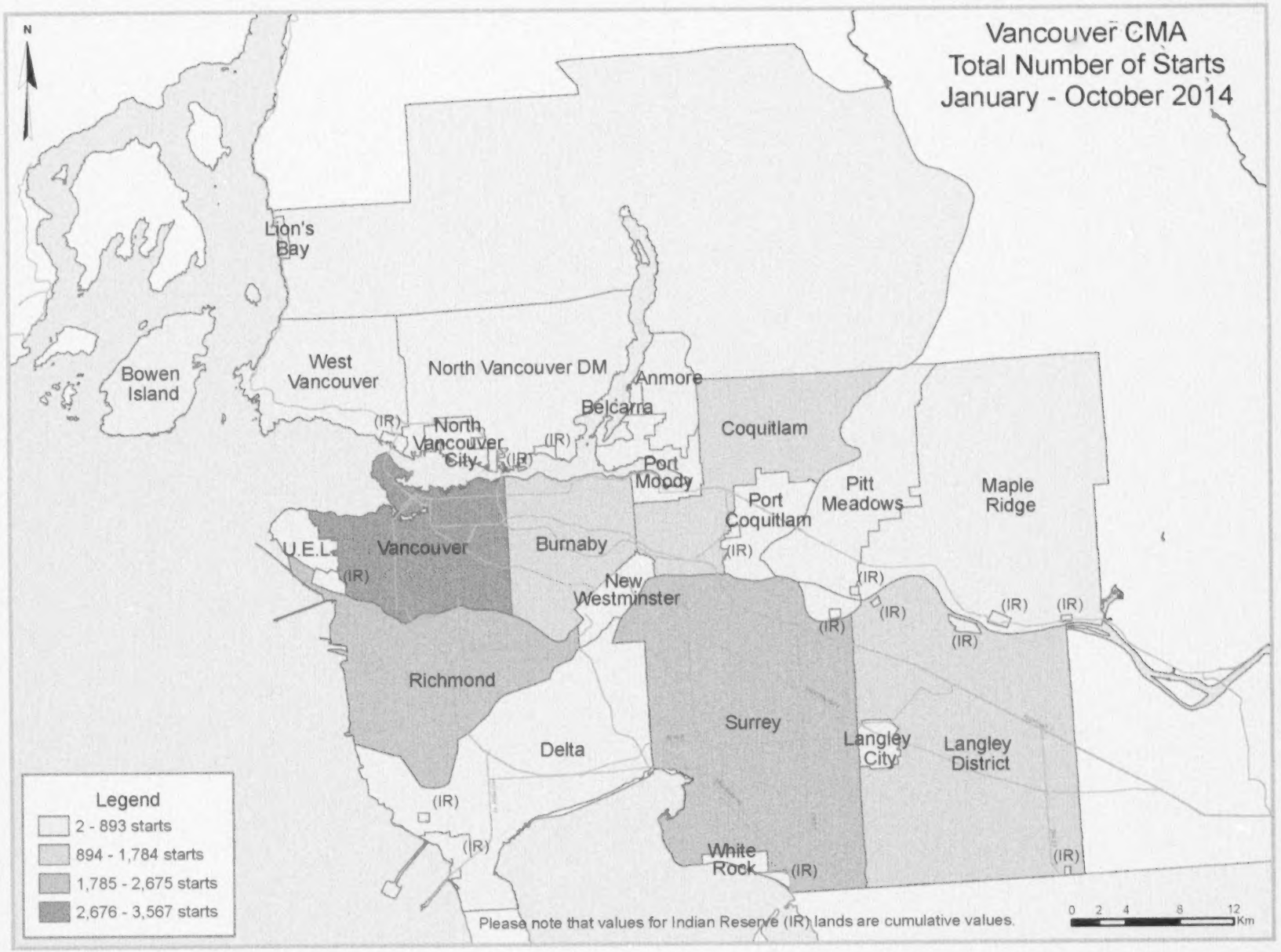

Vancouver CMA
Number of Starts (Multiples)
October 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 56 starts
57 - 111 starts
112 - 166 starts
167 - 221 starts
0 2 4 8 12 Km
N


Vancouver CMA
Number of Starts (Singles)
October 2014
Legend
No starts
1 - 23 starts
24 - 46 starts
47 - 68 starts
69 - 91 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Bowen Island
Lion's Bay
West Vancouver
North Vancouver DM
North Vancouver City
Belcarra
Anmore
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
Vancouver
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)

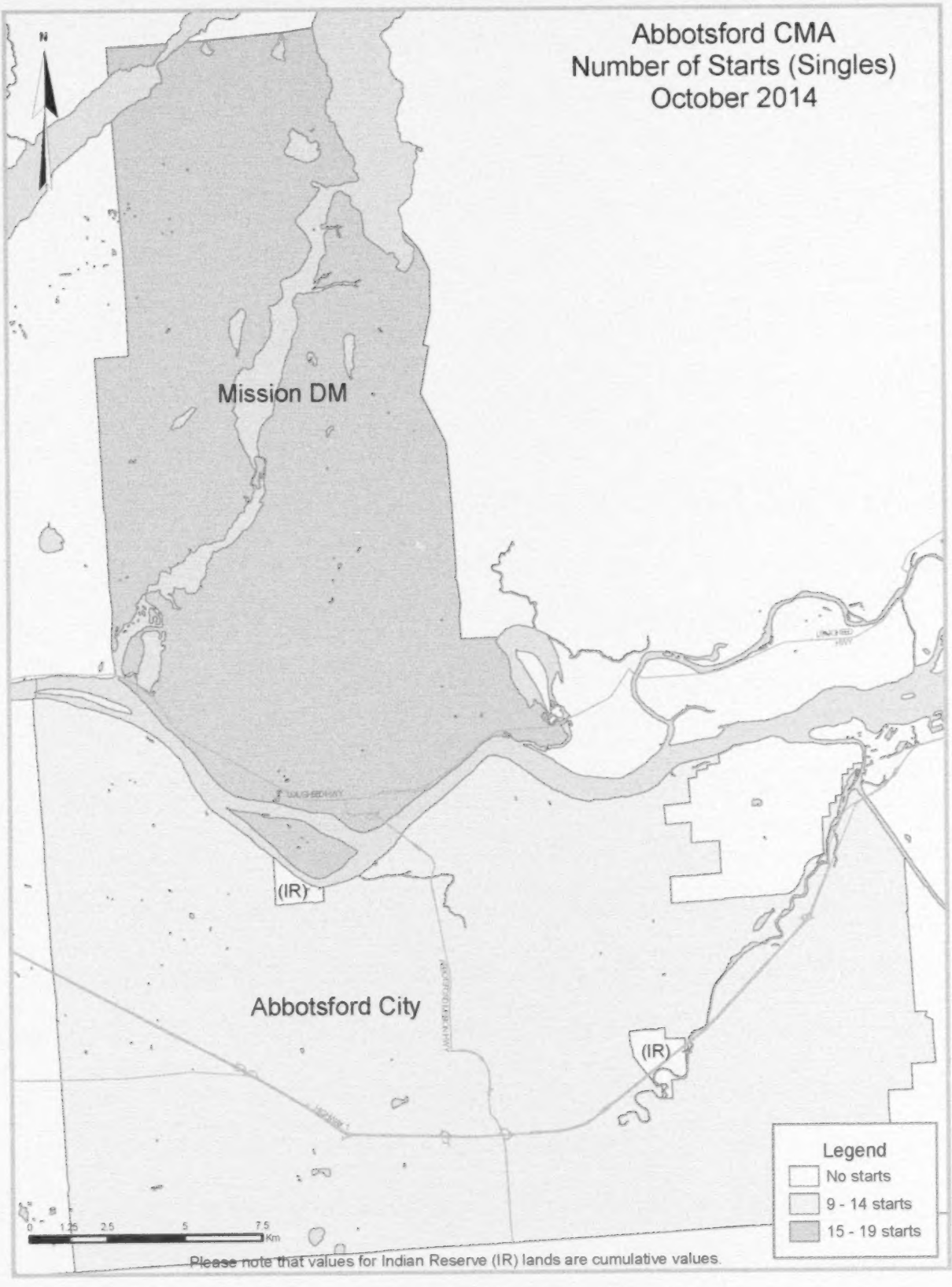

Vancouver CMA
Total Number of Starts
October 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
3 - 75 starts
76 - 148 starts
149 - 220 starts
221 - 293 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

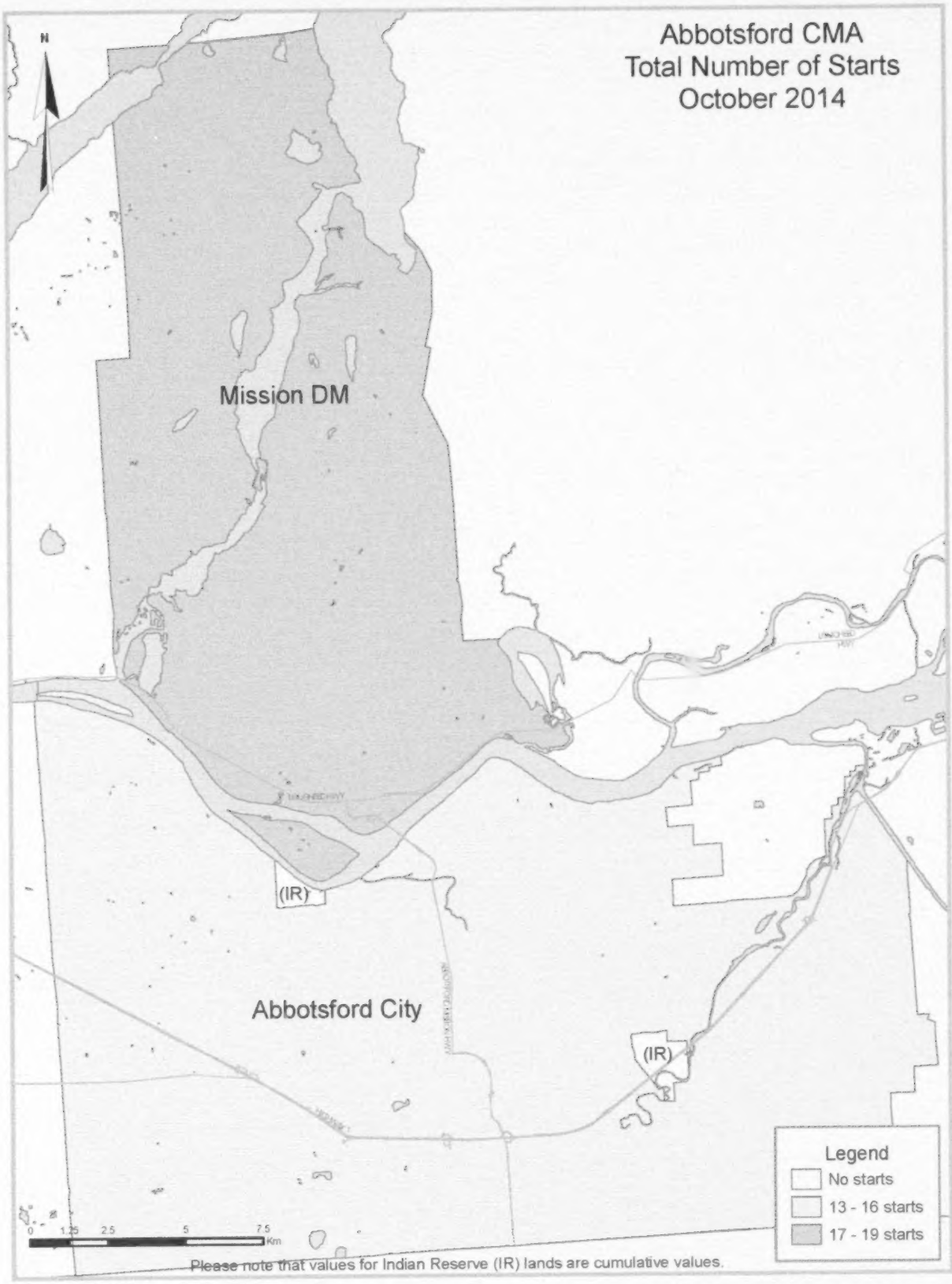

Vancouver CMA
Number of Starts (Multiples)
January - October 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 667 starts
668 - 1,333 starts
1,334 - 1,999 starts
2,000 - 2,665 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Singles)
January - October 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
Delta
North Vancouver DM
North Vancouver City
Vancouver
Richmond
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
2 - 227 starts
228 - 452 starts
453 - 677 starts
678 - 902 starts
0 2 4 8 12 Km
N

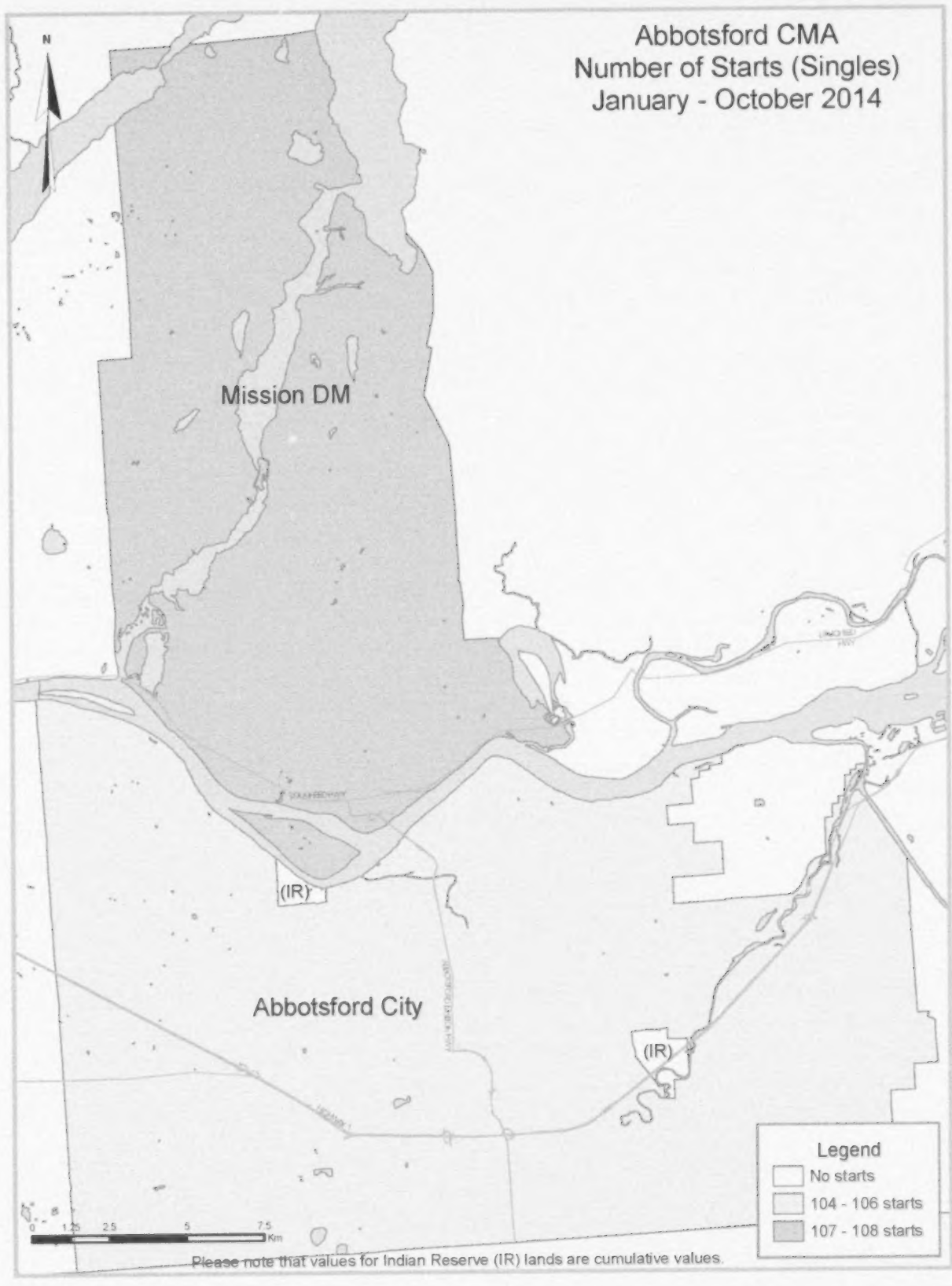

Vancouver CMA
Total Number of Starts
January - October 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
2 - 893 starts
894 - 1,784 starts
1,785 - 2,675 starts
2,676 - 3,567 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

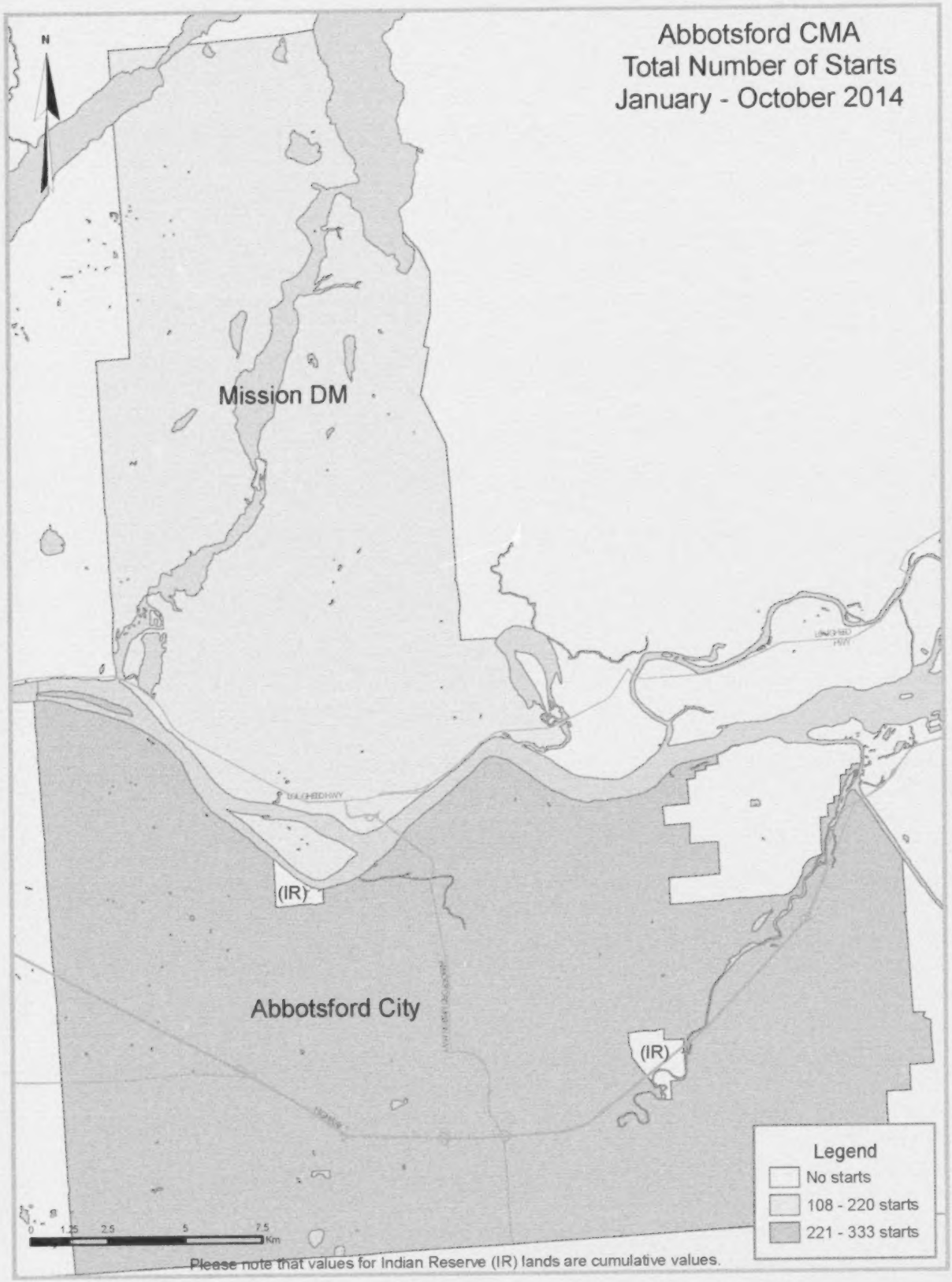
Abbotsford CMA
Number of Starts (Multiples)
October 2014
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
4 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
October 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
9 - 14 starts
15 - 19 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
October 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
13 - 16 starts
17 - 19 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

Abbotsford CMA
Number of Starts (Multiples)
January - October 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
229 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - October 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
104 - 106 starts
107 - 108 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - October 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
108 - 220 starts
221 - 333 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2014		
Vancouver CMA[1]	September 2014	October 2014
Trend[2]	20,075	19,544
SAAR	19,440	14,443
	October 2013	October 2014
Actual		
October - Single-Detached	386	392
October - Multiples	1,146	840
October - Total	1,532	1,232
January to October - Single-Detached	3,350	3,620
January to October - Multiples	12,123	12,253
January to October - Total	15,473	15,873

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2014	352	24	0	3	391	264	47	151	1,232
October 2013	338	28	12	2	259	717	46	130	1,532
% Change	4.1	-14.3	-100.0	50.0	51.0	-63.2	2.2	16.2	-19.6
Year-to-date 2014	3,238	266	106	21	2,479	7,045	371	2,317	15,873
Year-to-date 2013	2,873	292	14	27	2,067	7,509	450	2,241	15,473
% Change	12.7	-8.9	**	-22.2	19.9	-6.2	-17.6	3.4	2.6
UNDER CONSTRUCTION									
October 2014	3,578	270	1	20	2,533	14,989	337	3,181	24,939
October 2013	3,521	356	27	21	2,038	14,278	362	2,789	23,392
% Change	1.6	-24.2	-96.3	-4.8	24.3	5.0	-6.9	14.1	6.6
COMPLETIONS									
October 2014	294	42	0	5	332	693	28	390	1,784
October 2013	332	30	8	2	166	576	81	91	1,286
% Change	-11.4	40.0	-100.0	150.0	100.0	20.3	-65.4	**	38.7
Year-to-date 2014	2,992	370	30	14	2,046	6,311	367	2,009	14,139
Year-to-date 2013	3,234	260	42	46	1,929	7,002	457	2,015	14,985
% Change	-7.5	42.3	-28.6	-69.6	6.1	-9.9	-19.7	-0.3	-5.6
COMPLETED & NOT ABSORBED									
October 2014	1,043	103	0	11	589	1,532	n/a	n/a	3,278
October 2013	1,407	124	237	8	676	1,722	n/a	n/a	4,174
% Change	-25.9	-16.9	-100.0	37.5	-12.9	-11.0	n/a	n/a	-21.5
ABSORBED									
October 2014	329	35	9	2	273	642	n/a	n/a	1,290
October 2013	348	34	15	3	192	552	n/a	n/a	1,144
% Change	-5.5	2.9	-40.0	-33.3	42.2	16.3	n/a	n/a	12.8
Year-to-date 2014	3,282	377	54	12	2,111	6,771	n/a	n/a	12,607
Year-to-date 2013	2,840	231	516	49	2,011	6,721	n/a	n/a	12,368
% Change	15.6	63.2	-89.5	-75.5	5.0	0.7	n/a	n/a	1.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
October 2014	37	8	0	0	0	0	0	23	68
October 2013	35	4	0	0	4	363	0	0	406
Delta									
October 2014	22	0	0	0	48	0	0	17	87
October 2013	24	0	0	0	18	0	3	11	56
Langley									
October 2014	32	0	0	3	47	0	1	18	101
October 2013	23	0	0	2	37	0	2	19	83
Maple Ridge / Pitt Meadows									
October 2014	21	2	0	0	38	0	0	0	61
October 2013	13	0	0	0	4	0	1	0	18
New Westminster									
October 2014	6	0	0	0	0	0	0	0	6
October 2013	8	0	0	0	12	0	0	0	20
North Vancouver									
October 2014	10	0	0	0	61	56	2	7	136
October 2013	18	2	0	0	0	0	1	14	35
Richmond									
October 2014	43	0	0	0	10	0	0	6	59
October 2013	30	0	0	0	9	0	1	10	50
Surrey									
October 2014	66	2	0	0	175	0	16	34	293
October 2013	49	0	0	0	175	55	2	15	296
Tri-Cities									
October 2014	19	0	0	0	6	109	0	9	143
October 2013	33	4	12	0	0	151	0	17	217
University Endowment Lands									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2014	63	12	0	0	6	99	28	29	237
October 2013	86	16	0	0	0	148	36	38	324
West Vancouver									
October 2014	17	0	0	0	0	0	0	0	17
October 2013	11	2	0	0	0	0	0	0	13
White Rock									
October 2014	13	0	0	0	0	0	0	8	21
October 2013	8	0	0	0	0	0	0	6	14
Indian Reserves									
October 2014	3	0	0	0	0	0	0	0	3
October 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2014	352	24	0	3	391	264	47	151	1,232
October 2013	338	28	12	2	259	717	46	130	1,532

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
October 2014	324	84	0	0	212	2,793	0	130	3,543
October 2013	372	116	0	0	78	2,720	0	0	3,286
Delta									
October 2014	115	2	0	0	121	58	0	75	371
October 2013	106	46	0	1	26	101	6	43	329
Langley									
October 2014	187	8	0	8	363	339	2	83	990
October 2013	189	2	0	10	177	294	2	141	815
Maple Ridge / Pitt Meadows									
October 2014	150	8	0	0	205	482	4	0	849
October 2013	131	0	0	0	149	201	3	0	484
New Westminster									
October 2014	61	6	0	0	79	600	0	0	746
October 2013	55	4	0	0	77	630	0	0	766
North Vancouver									
October 2014	187	14	0	0	131	563	4	341	1,240
October 2013	172	8	0	1	7	622	5	116	931
Richmond									
October 2014	361	16	0	2	193	2,156	5	374	3,107
October 2013	272	4	14	3	242	1,645	10	126	2,316
Surrey									
October 2014	714	6	0	5	886	813	39	313	2,776
October 2013	615	6	0	0	945	913	29	171	2,679
Tri-Cities									
October 2014	263	2	0	5	263	1,711	5	161	2,410
October 2013	257	30	12	5	179	1,255	8	146	1,892
University Endowment Lands									
October 2014	15	0	0	0	0	105	0	94	214
October 2013	8	0	0	0	7	232	0	281	528
Vancouver City									
October 2014	826	122	1	0	56	5,158	274	1,547	7,984
October 2013	1,046	136	1	1	109	5,399	298	1,587	8,577
West Vancouver									
October 2014	223	2	0	0	24	111	0	0	360
October 2013	207	2	0	0	16	120	0	141	486
White Rock									
October 2014	87	0	0	0	0	100	3	62	252
October 2013	56	2	0	0	26	146	0	35	265
Indian Reserves									
October 2014	20	0	0	0	0	0	1	0	21
October 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2014	3,578	270	1	20	2,533	14,989	337	3,181	24,939
October 2013	3,521	356	27	21	2,038	14,278	362	2,789	23,392

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
October 2014	13	0	0	0	0	0	0	1	14
October 2013	15	2	0	0	0	0	0	0	17
Delta									
October 2014	7	0	0	0	24	0	0	5	36
October 2013	1	10	0	0	0	0	0	1	12
Langley									
October 2014	23	4	0	2	41	4	2	9	85
October 2013	18	0	0	2	12	0	2	6	40
Maple Ridge / Pitt Meadows									
October 2014	17	2	0	0	0	0	0	0	19
October 2013	17	0	0	0	0	0	0	0	17
New Westminster									
October 2014	5	0	0	0	29	0	0	0	34
October 2013	1	0	0	0	20	79	0	0	100
North Vancouver									
October 2014	17	0	0	0	0	120	0	12	149
October 2013	16	0	8	0	0	176	0	16	216
Richmond									
October 2014	17	0	0	0	30	0	1	7	55
October 2013	45	0	0	0	0	0	0	5	50
Surrey									
October 2014	70	4	0	3	161	63	7	28	336
October 2013	72	0	0	0	62	29	5	26	194
Tri-Cities									
October 2014	47	4	0	0	5	0	0	21	77
October 2013	17	4	0	0	72	275	6	4	378
University Endowment Lands									
October 2014	1	0	0	0	0	0	0	0	1
October 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2014	41	28	0	0	34	506	16	303	928
October 2013	102	14	0	0	0	17	67	31	231
West Vancouver									
October 2014	12	0	0	0	0	0	0	0	12
October 2013	16	0	0	0	0	0	0	0	16
White Rock									
October 2014	8	0	0	0	8	0	2	4	22
October 2013	6	0	0	0	0	0	0	2	8
Indian Reserves									
October 2014	16	0	0	0	0	0	0	0	16
October 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2014	294	42	0	5	332	693	28	390	1,784
October 2013	332	30	8	2	166	576	81	91	1,286

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
October 2014	78	16	0	0	4	47	n/a	n/a	145
October 2013	130	41	0	0	38	107	n/a	n/a	316
Delta									
October 2014	18	2	0	0	9	25	n/a	n/a	54
October 2013	21	4	0	2	10	3	n/a	n/a	40
Langley									
October 2014	47	2	0	3	95	86	n/a	n/a	233
October 2013	80	0	6	0	39	160	n/a	n/a	285
Maple Ridge / Pitt Meadows									
October 2014	88	2	0	0	6	70	n/a	n/a	166
October 2013	120	2	0	0	44	115	n/a	n/a	281
New Westminster									
October 2014	7	0	0	0	21	101	n/a	n/a	129
October 2013	16	3	0	0	26	16	n/a	n/a	61
North Vancouver									
October 2014	44	3	0	0	24	233	n/a	n/a	304
October 2013	46	5	23	2	38	201	n/a	n/a	315
Richmond									
October 2014	161	1	0	3	50	149	n/a	n/a	364
October 2013	231	4	48	1	83	94	n/a	n/a	461
Surrey									
October 2014	177	2	0	2	294	315	n/a	n/a	790
October 2013	263	0	58	0	274	266	n/a	n/a	861
Tri-Cities									
October 2014	78	6	0	0	18	110	n/a	n/a	212
October 2013	53	9	14	1	51	329	n/a	n/a	457
University Endowment Lands									
October 2014	0	0	0	0	1	25	n/a	n/a	26
October 2013	0	0	0	0	2	33	n/a	n/a	35
Vancouver City									
October 2014	298	68	0	3	50	334	n/a	n/a	753
October 2013	403	56	82	2	67	340	n/a	n/a	950
West Vancouver									
October 2014	26	0	0	0	0	4	n/a	n/a	30
October 2013	25	0	0	0	0	0	n/a	n/a	25
White Rock									
October 2014	11	1	0	0	17	33	n/a	n/a	62
October 2013	8	0	6	0	4	58	n/a	n/a	76
Indian Reserves									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
October 2014	1,043	103	0	11	589	1,532	n/a	n/a	3,278
October 2013	1,407	124	237	8	676	1,722	n/a	n/a	4,174

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
October 2014	23	3	0	0	0	8	n/a	n/a	34
October 2013	4	2	0	0	0	0	n/a	n/a	6
Delta									
October 2014	11	0	0	1	25	0	n/a	n/a	37
October 2013	1	10	0	1	0	2	n/a	n/a	14
Langley									
October 2014	29	2	0	0	40	12	n/a	n/a	83
October 2013	11	2	2	2	11	6	n/a	n/a	34
Maple Ridge / Pitt Meadows									
October 2014	18	2	0	0	2	19	n/a	n/a	41
October 2013	13	0	0	0	2	15	n/a	n/a	30
New Westminster									
October 2014	6	0	0	0	21	7	n/a	n/a	34
October 2013	0	0	0	0	6	85	n/a	n/a	91
North Vancouver									
October 2014	17	0	2	0	1	105	n/a	n/a	125
October 2013	13	1	2	0	0	164	n/a	n/a	180
Richmond									
October 2014	16	3	0	0	39	12	n/a	n/a	70
October 2013	32	0	2	0	1	0	n/a	n/a	35
Surrey									
October 2014	70	2	0	1	110	68	n/a	n/a	251
October 2013	74	0	5	0	89	33	n/a	n/a	201
Tri-Cities									
October 2014	45	2	5	0	5	6	n/a	n/a	63
October 2013	24	4	2	0	74	211	n/a	n/a	315
University Endowment Lands									
October 2014	1	0	0	0	0	0	n/a	n/a	1
October 2013	0	0	0	0	0	2	n/a	n/a	2
Vancouver City									
October 2014	58	21	2	0	28	400	n/a	n/a	509
October 2013	153	13	0	0	5	28	n/a	n/a	199
West Vancouver									
October 2014	11	0	0	0	0	2	n/a	n/a	13
October 2013	17	2	0	0	4	0	n/a	n/a	23
White Rock									
October 2014	8	0	0	0	2	3	n/a	n/a	13
October 2013	4	0	0	0	0	6	n/a	n/a	10
Indian Reserves									
October 2014	16	0	0	0	0	0	n/a	n/a	16
October 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
October 2014	329	35	9	2	273	642	n/a	n/a	1,290
October 2013	348	34	15	3	192	552	n/a	n/a	1,144

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	95	0	95	-100.0
Burnaby - North	11	10	0	0	0	0	5	0	16	10	60.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	2	0	0	0	0	2	0	4	2	100.0
Burnaby - Central Park	4	4	0	0	0	4	3	268	7	276	-97.5
Burnaby - Remainder	20	19	8	4	0	0	13	0	41	23	78.3
Burnaby Total	37	35	8	4	0	4	23	363	68	406	-83.3
Coquitlam	15	29	6	4	0	12	9	102	30	147	-79.6
Delta - Tsawwassen	5	4	0	0	14	0	0	0	19	4	**
Delta - Ladner	1	12	0	0	0	0	1	0	2	12	-83.3
Delta - North	16	11	0	18	34	0	16	11	66	40	65.0
Delta	22	27	0	18	48	0	17	11	87	56	55.4
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	36	27	4	0	43	37	18	19	101	83	21.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	20	14	0	0	38	4	0	0	58	18	**
New Westminster	6	8	0	0	0	12	0	0	6	20	-70.0
North Vancouver City	5	6	0	2	0	0	58	5	63	13	**
North Vancouver DM	7	13	0	0	61	0	5	9	73	22	**
Pitt Meadows	1	0	2	0	0	0	0	0	3	0	n/a
Port Coquitlam	4	4	0	0	0	0	109	66	113	70	61.4
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	43	31	4	2	6	7	6	10	59	50	18.0
Surrey - South	14	11	8	0	15	52	3	1	40	64	-37.5
Surrey - Cloverdale	8	5	0	0	34	21	3	3	45	29	55.2
Surrey - North	40	28	2	0	113	90	19	9	174	127	37.0
Surrey - Guildford	1	3	0	0	5	12	1	55	7	70	-90.0
Surrey - Whalley	9	4	0	0	10	0	8	2	27	6	**
Surrey Total	72	51	10	0	177	175	34	70	293	296	-1.0
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	81	0	81	-100.0
Vancouver - Kitsilano	0	1	0	2	0	0	0	1	0	4	-100.0
Vancouver - False Creek	0	1	0	2	0	0	89	0	89	3	**
Vancouver - Granville/Oak	2	0	0	2	0	0	6	4	8	6	33.3
Vancouver - Kerrisdale	9	2	0	0	0	0	0	0	9	2	**
Vancouver - Marpole	2	9	0	0	0	0	0	63	2	72	-97.2
Vancouver - Eastside	53	66	10	8	0	0	31	28	94	102	-7.8
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	25	43	0	0	6	0	2	9	33	52	-36.5
Vancouver Total	91	122	12	16	6	0	128	186	237	324	-26.9
West Vancouver	17	11	0	2	0	0	0	0	17	13	30.8
White Rock	13	8	0	0	0	0	8	6	21	14	50.0
Indian Reserves	3	0	0	0	0	0	0	0	3	0	n/a
Vancouver CMA	392	386	46	48	379	251	415	847	1,232	1,532	-19.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	19	10	0	0	0	0	0	0	19	10	90.0
Belcarra	3	0	0	0	0	0	0	0	3	0	n/a
Bowen Island	13	6	0	0	30	0	0	1	43	7	**
Burnaby - Mountain	0	0	0	0	26	0	158	262	184	262	-29.8
Burnaby - North	76	61	4	0	0	0	64	607	144	668	-78.4
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	0	4	1	**
Burnaby - South & East	31	24	16	12	42	0	258	71	347	107	**
Burnaby - Central Park	38	22	8	10	0	64	95	812	141	908	-84.5
Burnaby - Remainder	165	107	66	26	69	0	394	0	694	133	**
Burnaby Total	312	215	94	48	137	64	971	1,752	1,514	2,079	-27.2
Coquitlam	292	266	50	60	67	126	1,099	729	1,508	1,181	27.7
Delta - Tsawwassen	24	24	0	0	14	0	64	2	102	26	**
Delta - Ladner	22	46	0	0	3	0	10	16	35	62	-43.5
Delta - North	74	41	18	82	106	0	67	37	265	160	65.6
Delta	120	111	18	82	123	0	141	55	402	248	62.1
Langley City	11	4	0	0	33	5	67	0	111	9	**
Langley District	193	213	20	0	409	208	364	379	986	800	23.3
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	168	163	24	4	125	104	144	75	461	346	33.2
New Westminster	50	55	2	6	82	94	404	0	538	155	**
North Vancouver City	35	34	10	12	24	0	421	465	490	511	-4.1
North Vancouver DM	88	94	0	0	107	0	260	53	455	147	**
Pitt Meadows	10	3	6	0	4	24	64	0	84	27	**
Port Coquitlam	22	40	6	2	114	107	198	180	340	329	3.3
Port Moody	3	5	2	0	0	0	0	0	5	5	0.0
Richmond	336	228	32	24	87	201	1,802	612	2,257	1,065	111.9
Surrey - South	202	168	38	4	205	305	71	200	516	677	-23.8
Surrey - Cloverdale	123	79	6	14	258	163	99	137	486	393	23.7
Surrey - North	385	300	8	4	480	411	346	104	1,219	819	48.8
Surrey - Guildford	12	16	0	0	21	54	36	160	69	230	-70.0
Surrey - Whalley	96	82	0	0	10	4	194	257	300	343	-12.5
Surrey Total	818	645	52	22	974	937	746	858	2,590	2,462	5.2
University Endowment Lands	10	1	0	0	0	7	199	513	209	521	-59.9
Vancouver - West End	0	0	0	4	0	0	22	309	22	313	-93.0
Vancouver - Downtown	0	0	0	0	0	0	534	852	534	852	-37.3
Vancouver - Kitsilano	3	11	10	14	0	0	55	58	68	83	-18.1
Vancouver - False Creek	1	1	0	2	0	0	311	879	312	882	-64.6
Vancouver - Granville/Oak	9	9	8	6	0	0	64	11	81	26	**
Vancouver - Kerrisdale	39	50	0	0	0	0	56	3	95	53	79.2
Vancouver - Marpole	47	49	8	8	0	0	5	189	60	246	-75.6
Vancouver - Eastside	530	671	66	52	8	26	830	962	1,434	1,711	-16.2
Vancouver - Mt. Pleasant	0	1	12	24	9	0	168	89	189	114	65.8
Vancouver - Strath/Grand	5	4	6	14	5	3	137	330	153	351	-56.4
Vancouver - Westside	268	302	0	2	25	33	326	186	619	523	18.4
Vancouver Total	902	1,098	110	126	47	62	2,508	3,868	3,567	5,154	-30.8
West Vancouver	100	109	0	14	0	4	12	93	112	220	-49.1
White Rock	76	49	0	2	0	26	64	119	140	196	-28.6
Indian Reserves	37	0	0	0	0	0	0	0	37	0	n/a
Vancouver CMA	3,620	3,350	426	402	2,363	1,969	9,464	9,752	15,873	15,473	2.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	95	0	0
Burnaby - North	0	0	0	0	0	0	5	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	2	0
Burnaby - Central Park	0	4	0	0	0	268	3	0
Burnaby - Remainder	0	0	0	0	0	0	13	0
Burnaby Total	0	4	0	0	0	363	23	0
Coquitlam	0	12	0	0	0	85	9	17
Delta - Tsawwassen	14	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	34	0	0	0	0	0	16	11
Delta	48	0	0	0	0	0	17	11
Langley City	0	0	0	0	0	0	0	0
Langley District	43	37	0	0	0	0	18	19
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	38	4	0	0	0	0	0	0
New Westminster	0	12	0	0	0	0	0	0
North Vancouver City	0	0	0	0	56	0	2	5
North Vancouver DM	61	0	0	0	0	0	5	9
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	109	66	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	6	7	0	0	0	0	6	10
Surrey - South	15	52	0	0	0	0	3	1
Surrey - Cloverdale	34	21	0	0	0	0	3	3
Surrey - North	113	90	0	0	0	0	19	9
Surrey - Guildford	5	12	0	0	0	55	1	0
Surrey - Whalley	0	0	10	0	0	0	8	2
Surrey Total	167	175	10	0	0	55	34	15
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	81	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	89	0	0	0
Vancouver - Granville/Oak	0	0	0	0	6	4	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	63	0	0
Vancouver - Eastside	0	0	0	0	4	0	27	28
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	6	0	0	0	0	0	2	9
Vancouver Total	6	0	0	0	99	148	29	38
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	8	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	369	251	10	0	264	717	151	130

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	26	0	0	0	158	262	0	0
Burnaby - North	0	0	0	0	35	607	29	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	42	0	0	0	245	71	13	0
Burnaby - Central Park	0	64	0	0	76	812	19	0
Burnaby - Remainder	69	0	0	0	326	0	68	0
Burnaby Total	137	64	0	0	840	1,752	131	0
Coquitlam	67	126	0	0	931	607	168	122
Delta - Tsawwassen	14	0	0	0	58	0	6	2
Delta - Ladner	3	0	0	0	0	13	10	3
Delta - North	106	0	0	0	0	0	67	37
Delta	123	0	0	0	58	13	83	42
Langley City	33	5	0	0	67	0	0	0
Langley District	409	208	0	0	276	231	88	148
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	125	104	0	0	144	75	0	0
New Westminster	82	94	0	0	404	0	0	0
North Vancouver City	24	0	0	0	221	431	200	34
North Vancouver DM	107	0	0	0	141	0	119	53
Pitt Meadows	4	24	0	0	64	0	0	0
Port Coquitlam	114	107	0	0	193	164	5	16
Port Moody	0	0	0	0	0	0	0	0
Richmond	87	201	0	0	1,435	559	367	53
Surrey - South	205	305	0	0	42	179	29	21
Surrey - Cloverdale	258	163	0	0	68	112	31	25
Surrey - North	480	411	0	0	125	0	221	104
Surrey - Guildford	21	54	0	0	29	155	7	5
Surrey - Whalley	0	4	10	0	125	228	69	29
Surrey Total	964	937	10	0	389	674	357	184
University Endowment Lands	0	7	0	0	105	232	94	281
Vancouver - West End	0	0	0	0	22	123	0	186
Vancouver - Downtown	0	0	0	0	253	660	281	192
Vancouver - Kitsilano	0	0	0	0	55	38	0	20
Vancouver - False Creek	0	0	0	0	311	789	0	90
Vancouver - Granville/Oak	0	0	0	0	62	8	2	3
Vancouver - Kerrisdale	0	0	0	0	49	0	7	3
Vancouver - Marpole	0	0	0	0	0	180	5	9
Vancouver - Eastside	8	26	0	0	597	632	233	330
Vancouver - Mt. Pleasant	9	0	0	0	168	88	0	1
Vancouver - Strath/Grand	5	3	0	0	137	32	0	298
Vancouver - Westside	25	33	0	0	200	43	126	143
Vancouver Total	47	62	0	0	1,854	2,593	654	1,275
West Vancouver	0	4	0	0	12	93	0	0
White Rock	0	26	0	0	13	87	51	32
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,323	1,969	10	0	7,147	7,511	2,317	2,241

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	95	0	0	0	95
Burnaby - North	11	10	0	0	5	0	16	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	2	0	0	2	0	4	2
Burnaby - Central Park	4	4	0	272	3	0	7	276
Burnaby - Remainder	28	23	0	0	13	0	41	23
Burnaby Total	45	39	0	367	23	0	68	406
Coquitlam	15	45	6	85	9	17	30	147
Delta - Tsawwassen	5	4	14	0	0	0	19	4
Delta - Ladner	1	9	0	0	1	3	2	12
Delta - North	16	11	34	18	16	11	66	40
Delta	22	24	48	18	17	14	87	56
Langley City	0	0	0	0	0	0	0	0
Langley District	32	23	50	39	19	21	101	83
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	13	38	4	0	1	58	18
New Westminster	6	8	0	12	0	0	6	20
North Vancouver City	3	7	56	0	4	6	63	13
North Vancouver DM	7	13	61	0	5	9	73	22
Pitt Meadows	3	0	0	0	0	0	3	0
Port Coquitlam	4	4	109	66	0	0	113	70
Port Moody	0	0	0	0	0	0	0	0
Richmond	43	30	10	9	6	11	59	50
Surrey - South	14	11	23	52	3	1	40	64
Surrey - Cloverdale	8	5	34	21	3	3	45	29
Surrey - North	36	26	113	90	25	11	174	127
Surrey - Guildford	1	3	5	67	1	0	7	70
Surrey - Whalley	9	4	0	0	18	2	27	6
Surrey Total	68	49	175	230	50	17	293	296
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	81	0	0	0	81
Vancouver - Kitsilano	0	3	0	0	0	1	0	4
Vancouver - False Creek	0	3	89	0	0	0	89	3
Vancouver - Granville/Oak	1	2	6	4	1	0	8	6
Vancouver - Kerrisdale	6	1	0	0	3	1	9	2
Vancouver - Marpole	2	8	0	63	0	1	2	72
Vancouver - Eastside	43	51	4	0	47	51	94	102
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	21	32	6	0	6	20	33	52
Vancouver Total	75	102	105	148	57	74	237	324
West Vancouver	17	13	0	0	0	0	17	13
White Rock	13	8	0	0	8	6	21	14
Indian Reserves	3	0	0	0	0	0	3	0
Vancouver CMA	376	378	658	978	198	176	1,232	1,532

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	18	7	0	0	1	3	19	10
Belcarra	3	0	0	0	0	0	3	0
Bowen Island	13	6	0	0	0	1	43	7
Burnaby - Mountain	0	0	184	262	0	0	184	262
Burnaby - North	80	61	35	607	29	0	144	668
Burnaby - Lougheed Mall	2	1	0	0	2	0	4	1
Burnaby - South & East	45	36	289	71	13	0	347	107
Burnaby - Central Park	46	32	76	876	19	0	141	908
Burnaby - Remainder	231	133	395	0	68	0	694	133
Burnaby Total	404	263	979	1,816	131	0	1,514	2,079
Coquitlam	282	294	1,053	751	173	136	1,508	1,181
Delta - Tsawwassen	24	24	72	0	6	2	102	26
Delta - Ladner	21	40	3	13	11	9	35	62
Delta - North	74	92	124	31	67	37	265	160
Delta	119	156	199	44	84	48	402	248
Langley City	11	4	100	5	0	0	111	9
Langley District	193	181	693	456	100	163	986	800
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	171	160	287	183	3	3	461	346
New Westminster	52	59	486	96	0	0	538	155
North Vancouver City	43	39	245	431	202	41	490	511
North Vancouver DM	88	94	248	0	119	53	455	147
Pitt Meadows	16	3	68	24	0	0	84	27
Port Coquitlam	28	42	307	271	5	16	340	329
Port Moody	5	5	0	0	0	0	5	5
Richmond	338	223	1,548	781	371	61	2,257	1,065
Surrey - South	196	164	289	488	31	25	516	677
Surrey - Cloverdale	98	64	330	289	58	40	486	393
Surrey - North	370	280	607	413	242	126	1,219	819
Surrey - Guildford	12	16	50	209	7	5	69	230
Surrey - Whalley	96	82	125	232	79	29	300	343
Surrey Total	772	606	1,401	1,631	417	225	2,590	2,462
University Endowment Lands	10	1	105	239	94	281	209	521
Vancouver - West End	0	4	22	123	0	186	22	313
Vancouver - Downtown	0	0	253	660	281	192	534	852
Vancouver - Kitsilano	13	25	55	38	0	20	68	83
Vancouver - False Creek	1	3	311	789	0	90	312	882
Vancouver - Granville/Oak	15	13	62	8	4	5	81	26
Vancouver - Kerrisdale	34	42	49	0	12	11	95	53
Vancouver - Marpole	49	47	0	180	11	19	60	246
Vancouver - Eastside	380	455	607	656	447	600	1,434	1,711
Vancouver - Mt. Pleasant	12	25	177	88	0	1	189	114
Vancouver - Strath/Grand	112	18	40	35	1	298	153	351
Vancouver - Westside	219	241	225	76	175	206	619	523
Vancouver Total	835	873	1,801	2,653	931	1,628	3,567	5,154
West Vancouver	100	111	12	109	0	0	112	220
White Rock	71	51	13	113	56	32	140	196
Indian Reserves	36	0	0	0	1	0	37	0
Vancouver CMA	3,610	3,179	9,545	9,603	2,688	2,691	15,873	15,473

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Anmore	0	6	0	0	0	0	0	0	0	6	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	5	0	0	0	0	0	0	5	5	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Central Park	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Remainder	8	9	0	2	0	0	1	0	9	11	-18.2
Burnaby Total	13	15	0	2	0	0	1	0	14	17	-17.6
Coquitlam	34	18	0	4	0	39	16	172	50	233	-78.5
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	0	1	0	0	0	0	0	1	0	2	-100.0
Delta - North	6	0	12	10	12	0	5	0	35	10	**
Delta	7	1	12	10	12	0	5	1	36	12	200.0
Langley City	2	1	0	0	0	0	0	0	2	1	100.0
Langley District	25	21	4	0	41	12	13	6	83	39	112.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	17	0	0	0	0	0	0	17	17	0.0
New Westminster	5	1	0	0	29	20	0	79	34	100	-66.0
North Vancouver City	5	1	0	0	0	0	124	182	129	183	-29.5
North Vancouver DM	12	15	0	0	0	8	8	10	20	33	-39.4
Pitt Meadows	0	0	2	0	0	0	0	0	2	0	n/a
Port Coquitlam	13	5	4	0	5	33	5	1	27	39	-30.8
Port Moody	0	0	0	0	0	0	0	106	0	106	-100.0
Richmond	18	45	4	0	26	0	7	5	55	50	10.0
Surrey - South	24	21	2	4	53	14	0	3	79	42	88.1
Surrey - Cloverdale	12	8	2	0	7	0	1	32	22	40	-45.0
Surrey - North	36	37	0	2	88	39	22	17	146	95	53.7
Surrey - Guildford	1	2	0	0	13	3	0	0	14	5	180.0
Surrey - Whalley	7	9	0	0	0	0	68	3	75	12	**
Surrey Total	80	77	4	6	161	56	91	55	336	194	73.2
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	186	0	186	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	13	0	13	-100.0
Vancouver - False Creek	1	0	2	0	0	0	465	0	468	0	n/a
Vancouver - Granville/Oak	0	2	2	0	0	0	0	4	2	6	-66.7
Vancouver - Kerrisdale	3	8	0	0	0	0	0	2	3	10	-70.0
Vancouver - Marpole	0	9	0	2	0	0	0	3	0	14	-100.0
Vancouver - Eastside	31	58	18	10	0	0	13	18	62	86	-27.9
Vancouver - Mt. Pleasant	0	0	6	0	12	0	0	0	18	0	n/a
Vancouver - Strath/Grand	0	0	0	2	5	0	100	0	105	2	**
Vancouver - Westside	22	92	0	0	17	0	45	8	84	100	-16.0
Vancouver Total	57	169	28	14	34	0	809	48	928	231	**
West Vancouver	12	16	0	0	0	0	0	0	12	16	-25.0
White Rock	10	6	0	0	8	0	4	2	22	8	175.0
Indian Reserves	16	0	0	0	0	0	0	0	16	0	n/a
Vancouver CMA	327	415	58	36	316	168	1,083	667	1,784	1,286	38.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	15	15	0	0	0	0	0	0	15	15	0.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	10	11	0	0	0	0	1	0	11	11	0.0
Burnaby - Mountain	2	4	0	0	0	0	52	179	54	183	-70.5
Burnaby - North	102	57	8	2	0	4	18	203	128	266	-51.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6	0	6	-100.0
Burnaby - South & East	41	24	32	8	6	0	71	87	150	119	26.1
Burnaby - Central Park	23	14	20	0	60	0	591	245	694	259	168.0
Burnaby - Remainder	154	103	62	38	0	46	124	210	340	397	-14.4
Burnaby Total	322	202	122	48	66	50	856	930	1,366	1,230	11.1
Coquitlam	220	276	42	36	80	231	499	950	841	1,493	-43.7
Delta - Tsawwassen	24	38	0	2	0	0	92	2	116	42	176.2
Delta - Ladner	37	33	0	8	0	0	15	37	52	78	-33.3
Delta - North	44	35	74	46	12	0	38	27	168	108	55.6
Delta	105	106	74	56	12	0	145	66	336	228	47.4
Langley City	14	1	0	0	38	0	0	0	52	1	**
Langley District	214	269	6	2	256	173	390	431	866	875	-1.0
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	144	169	4	0	65	30	0	217	213	416	-48.8
New Westminster	48	32	2	6	90	43	379	104	519	185	180.5
North Vancouver City	40	39	4	16	4	20	521	319	569	394	44.4
North Vancouver DM	74	71	0	0	0	37	36	92	110	200	-45.0
Pitt Meadows	3	15	2	2	8	12	0	68	13	97	-86.6
Port Coquitlam	49	26	6	0	61	79	191	102	307	207	48.3
Port Moody	6	6	2	0	0	23	0	291	8	320	-97.5
Richmond	264	316	14	20	143	98	991	1,194	1,412	1,628	-13.3
Surrey - South	166	245	18	26	284	226	239	186	707	683	3.5
Surrey - Cloverdale	94	109	22	4	176	192	23	53	315	358	-12.0
Surrey - North	341	343	8	8	511	476	136	377	996	1,204	-17.3
Surrey - Guildford	10	10	0	0	41	44	158	3	209	57	**
Surrey - Whalley	61	106	0	2	0	30	156	464	217	602	-64.0
Surrey Total	672	813	48	40	1,012	968	712	1,083	2,444	2,904	-15.8
University Endowment Lands	3	4	0	0	7	16	232	185	242	205	18.0
Vancouver - West End	0	0	0	0	0	0	186	0	186	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,137	266	1,137	266	**
Vancouver - Kitsilano	11	5	14	12	0	0	161	24	186	41	**
Vancouver - False Creek	2	0	2	0	0	0	787	850	791	850	-6.9
Vancouver - Granville/Oak	14	10	12	4	4	9	26	41	56	64	-12.5
Vancouver - Kerrisdale	53	61	0	0	0	0	5	8	58	69	-15.9
Vancouver - Marpole	60	50	14	6	0	0	13	9	87	65	33.8
Vancouver - Eastside	518	664	60	64	32	68	423	1,136	1,033	1,932	-46.5
Vancouver - Mt. Pleasant	2	0	44	30	15	0	33	129	94	159	-40.9
Vancouver - Strath/Grand	11	4	14	2	11	24	136	19	172	49	**
Vancouver - Westside	344	402	2	0	33	0	276	83	655	485	35.1
Vancouver Total	1,015	1,196	162	118	95	101	3,183	2,565	4,455	3,980	11.9
West Vancouver	91	100	0	6	0	0	156	141	247	247	0.0
White Rock	47	51	0	0	21	10	28	184	96	245	-60.8
Indian Reserves	16	0	0	0	0	0	0	103	16	103	-84.5
Vancouver CMA	3,373	3,719	488	350	1,958	1,891	8,320	9,025	14,139	14,985	-5.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	1	0
Burnaby Total	0	0	0	0	0	0	1	0
Coquitlam	0	39	0	0	0	169	16	3
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	12	0	0	0	0	0	5	0
Delta	12	0	0	0	0	0	5	1
Langley City	0	0	0	0	0	0	0	0
Langley District	41	12	0	0	4	0	9	6
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	29	20	0	0	0	79	0	0
North Vancouver City	0	0	0	0	120	176	4	6
North Vancouver DM	0	8	0	0	0	0	8	10
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	33	0	0	0	0	5	1
Port Moody	0	0	0	0	0	106	0	0
Richmond	26	0	0	0	0	0	7	5
Surrey - South	53	14	0	0	0	0	0	3
Surrey - Cloverdale	7	0	0	0	0	29	1	3
Surrey - North	88	39	0	0	0	0	22	17
Surrey - Guildford	13	3	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	63	0	5	3
Surrey Total	161	56	0	0	63	29	28	26
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	186	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	13	0	0
Vancouver - False Creek	0	0	0	0	465	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	4	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	2
Vancouver - Marpole	0	0	0	0	0	0	0	3
Vancouver - Eastside	0	0	0	0	0	0	13	18
Vancouver - Mt. Pleasant	12	0	0	0	0	0	0	0
Vancouver - Strath/Grand	5	0	0	0	0	0	100	0
Vancouver - Westside	17	0	0	0	41	0	4	8
Vancouver Total	34	0	0	0	506	17	303	31
West Vancouver	0	0	0	0	0	0	0	0
White Rock	8	0	0	0	0	0	4	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	316	168	0	0	693	576	390	91

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	52	179	0	0
Burnaby - North	0	4	0	0	18	203	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	6	0	0	0	71	87	0	0
Burnaby - Central Park	60	0	0	0	591	245	0	0
Burnaby - Remainder	0	46	0	0	122	210	2	0
Burnaby Total	66	50	0	0	854	924	2	6
Coquitlam	80	231	0	0	383	823	116	127
Delta - Tsawwassen	0	0	0	0	88	0	4	2
Delta - Ladner	0	0	0	0	13	32	2	5
Delta - North	12	0	0	0	0	0	38	27
Delta	12	0	0	0	101	32	44	34
Langley City	38	0	0	0	0	0	0	0
Langley District	256	173	0	0	235	332	155	99
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	65	30	0	0	0	217	0	0
New Westminster	90	43	0	0	379	79	0	25
North Vancouver City	4	20	0	0	501	265	20	54
North Vancouver DM	0	37	0	0	0	59	36	33
Pitt Meadows	8	12	0	0	0	68	0	0
Port Coquitlam	61	79	0	0	112	85	79	17
Port Moody	0	23	0	0	0	291	0	0
Richmond	143	80	0	18	868	926	123	268
Surrey - South	284	226	0	0	218	135	21	51
Surrey - Cloverdale	176	192	0	0	0	29	23	24
Surrey - North	511	476	0	0	0	148	136	229
Surrey - Guildford	41	44	0	0	155	0	3	3
Surrey - Whalley	0	30	0	0	125	432	31	32
Surrey Total	1,012	968	0	0	498	744	214	339
University Endowment Lands	7	16	0	0	232	185	0	0
Vancouver - West End	0	0	0	0	0	0	186	0
Vancouver - Downtown	0	0	0	0	918	156	219	110
Vancouver - Kitsilano	0	0	0	0	136	24	25	0
Vancouver - False Creek	0	0	0	0	787	703	0	147
Vancouver - Granville/Oak	4	9	0	0	24	11	2	30
Vancouver - Kerrisdale	0	0	0	0	0	0	5	8
Vancouver - Marpole	0	0	0	0	0	0	13	9
Vancouver - Eastside	32	68	0	0	84	677	339	459
Vancouver - Mt. Pleasant	15	0	0	0	32	129	1	0
Vancouver - Strath/Grand	11	24	0	0	34	7	102	12
Vancouver - Westside	33	0	0	0	118	0	158	83
Vancouver Total	95	101	0	0	2,133	1,707	1,050	858
West Vancouver	0	0	0	0	15	12	141	129
White Rock	21	10	0	0	0	158	28	26
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	1,958	1,873	0	18	6,311	7,010	2,009	2,015

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Anmore	0	5	0	0	0	1	0	6
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	5	0	0	0	0	5	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	1	0	0	0	0	0	1
Burnaby - Remainder	8	11	0	0	1	0	9	11
Burnaby Total	13	17	0	0	1	0	14	17
Coquitlam	34	16	0	208	16	9	50	233
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	0	1	0	0	0	1	0	2
Delta - North	6	10	24	0	5	0	35	10
Delta	7	11	24	0	5	1	36	12
Langley City	2	1	0	0	0	0	2	1
Langley District	25	17	47	14	11	8	83	39
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	17	0	0	0	0	17	17
New Westminster	5	1	29	99	0	0	34	100
North Vancouver City	5	1	120	176	4	6	129	183
North Vancouver DM	12	23	0	0	8	10	20	33
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	17	5	5	33	5	1	27	39
Port Moody	0	0	0	106	0	0	0	106
Richmond	17	45	30	0	8	5	55	50
Surrey - South	21	20	56	18	2	4	79	42
Surrey - Cloverdale	10	5	7	29	5	6	22	40
Surrey - North	35	36	88	41	23	18	146	95
Surrey - Guildford	1	2	13	3	0	0	14	5
Surrey - Whalley	7	9	63	0	5	3	75	12
Surrey Total	74	72	227	91	35	31	336	194
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	186	0	186	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	13	0	0	0	13
Vancouver - False Creek	3	0	465	0	0	0	468	0
Vancouver - Granville/Oak	2	0	0	4	0	2	2	6
Vancouver - Kerrisdale	3	4	0	0	0	6	3	10
Vancouver - Marpole	0	8	0	0	0	6	0	14
Vancouver - Eastside	35	42	0	0	27	44	62	86
Vancouver - Mt. Pleasant	6	0	12	0	0	0	18	0
Vancouver - Strath/Grand	0	2	5	0	100	0	105	2
Vancouver - Westside	20	60	58	0	6	40	84	100
Vancouver Total	69	116	540	17	319	98	928	231
West Vancouver	12	16	0	0	0	0	12	16
White Rock	8	6	8	0	6	2	22	8
Indian Reserves	16	0	0	0	0	0	16	0
Vancouver CMA	336	370	1,030	744	418	172	1,784	1,286

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
October 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	1	7.1	0	0.0	0	0.0	8	57.1	5	35.7	14	1,177,500	2,382,146
Year-to-date 2013	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--
Belcarra													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	1	10.0	1	10.0	6	60.0	0	0.0	2	20.0	10	865,000	1,269,500
Year-to-date 2013	3	27.3	3	27.3	3	27.3	2	18.2	0	0.0	11	675,000	794,364
Burnaby													
October 2014	0	0.0	0	0.0	1	4.5	12	54.5	9	40.9	22	1,339,691	1,457,563
October 2013	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2014	0	0.0	2	0.6	52	15.2	217	63.6	70	20.5	341	1,244,000	1,290,895
Year-to-date 2013	1	0.6	6	3.6	42	25.0	87	51.8	32	19.0	168	1,169,500	1,216,277
Coquitlam													
October 2014	0	0.0	0	0.0	18	56.3	14	43.8	0	0.0	32	944,500	1,018,285
October 2013	2	8.3	4	16.7	17	70.8	1	4.2	0	0.0	24	824,901	818,947
Year-to-date 2014	2	1.0	13	6.4	118	58.1	64	31.5	6	3.0	203	935,000	996,668
Year-to-date 2013	4	1.6	52	21.2	133	54.3	50	20.4	6	2.4	245	843,426	898,356
Delta													
October 2014	1	8.3	0	0.0	10	83.3	1	8.3	0	0.0	12	901,000	882,250
October 2013	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	2	2.0	8	8.1	49	49.5	34	34.3	6	6.1	99	935,000	1,045,268
Year-to-date 2013	1	1.0	7	7.3	45	46.9	38	39.6	5	5.2	96	955,218	1,019,386
Langley City													
October 2014	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	3	25.0	8	66.7	1	8.3	0	0.0	12	845,238	811,202
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
October 2014	3	12.0	9	36.0	6	24.0	2	8.0	5	20.0	25	768,095	973,809
October 2013	3	23.1	6	46.2	1	7.7	1	7.7	2	15.4	13	689,900	866,492
Year-to-date 2014	27	12.0	96	42.7	54	24.0	25	11.1	23	10.2	225	719,000	892,364
Year-to-date 2013	80	35.9	53	23.8	35	15.7	21	9.4	34	15.2	223	689,900	911,807

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
October 2014	9	50.0	9	50.0	0	0.0	0	0.0	0	0.0	18	601,950	589,253
October 2013	6	60.0	2	20.0	2	20.0	0	0.0	0	0.0	10	575,400	623,310
Year-to-date 2014	92	53.5	64	37.2	9	5.2	7	4.1	0	0.0	172	595,200	626,682
Year-to-date 2013	119	75.8	28	17.8	9	5.7	1	0.6	0	0.0	157	549,900	569,618
New Westminster													
October 2014	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	--	--
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	1	2.0	14	28.6	20	40.8	13	26.5	1	2.0	49	846,000	890,652
Year-to-date 2013	4	9.8	15	36.6	18	43.9	4	9.8	0	0.0	41	761,300	801,515
North Vancouver City													
October 2014	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	--	--
October 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	2	4.5	16	36.4	26	59.1	44	1,510,000	1,572,058
Year-to-date 2013	0	0.0	0	0.0	1	5.6	13	72.2	4	22.2	18	1,450,000	1,447,300
North Vancouver DM													
October 2014	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	2,184,000	2,013,900
October 2013	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	1,549,000	1,550,225
Year-to-date 2014	1	1.4	0	0.0	0	0.0	19	26.8	51	71.8	71	1,798,000	1,834,680
Year-to-date 2013	0	0.0	0	0.0	0	0.0	18	28.6	45	71.4	63	1,690,000	1,804,724
Pitt Meadows													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	9	75.0	2	16.7	1	8.3	0	0.0	0	0.0	12	594,000	604,392
Port Coquitlam													
October 2014	3	23.1	9	69.2	1	7.7	0	0.0	0	0.0	13	678,000	672,662
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	4	7.0	16	28.1	37	64.9	0	0.0	0	0.0	57	789,900	784,615
Year-to-date 2013	1	5.3	9	47.4	5	26.3	4	21.1	0	0.0	19	718,000	834,914
Port Moody													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	2	28.6	3	42.9	2	28.6	7	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Richmond													
October 2014	0	0.0	0	0.0	0	0.0	10	62.5	6	37.5	16	1,283,000	1,417,625
October 2013	0	0.0	0	0.0	2	6.3	11	34.4	19	59.4	32	1,623,500	1,733,815
Year-to-date 2014	1	0.3	1	0.3	23	7.2	123	38.4	172	53.8	320	1,530,000	1,622,985
Year-to-date 2013	0	0.0	0	0.0	14	6.1	91	39.4	126	54.5	231	1,550,000	1,671,719

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2014	5	7.0	27	38.0	26	36.6	8	11.3	5	7.0	71	779,000	900,009
October 2013	7	9.5	33	44.6	23	31.1	7	9.5	4	5.4	74	749,450	846,932
Year-to-date 2014	50	7.1	279	39.8	276	39.4	66	9.4	30	4.3	701	769,000	856,994
Year-to-date 2013	90	12.1	291	39.1	260	34.9	61	8.2	42	5.6	744	749,000	862,058
University Endowment Lands													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver City													
October 2014	0	0.0	0	0.0	1	1.7	15	25.9	42	72.4	58	2,129,135	2,294,407
October 2013	0	0.0	1	0.7	1	0.7	32	20.9	119	77.8	153	2,312,000	2,576,552
Year-to-date 2014	0	0.0	5	0.6	16	2.0	238	29.6	546	67.8	805	2,053,000	2,344,900
Year-to-date 2013	0	0.0	4	0.6	28	4.0	236	33.7	432	61.7	700	1,819,500	2,153,750
West Vancouver													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,588,000	4,487,727
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	3,240,000	3,252,335
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	90	100.0	90	3,430,000	3,883,746
Year-to-date 2013	1	1.1	0	0.0	0	0.0	2	2.2	89	96.7	92	3,569,500	3,828,511
White Rock													
October 2014	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	5	12.2	9	22.0	27	65.9	41	1,695,000	1,820,666
Year-to-date 2013	0	0.0	1	2.2	2	4.3	19	41.3	24	52.2	46	1,547,500	1,639,930
Indian Reserves													
October 2014	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	549,900	549,900
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	549,900	549,900
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
October 2014	37	11.2	57	17.3	70	21.2	71	21.5	95	28.8	330	1,000,000	1,380,954
October 2013	21	6.0	47	13.4	47	13.4	61	17.4	175	49.9	351	1,498,900	1,834,207
Year-to-date 2014	200	6.1	506	15.4	677	20.6	844	25.7	1,060	32.2	3,287	1,157,000	1,480,424
Year-to-date 2013	314	10.9	471	16.3	600	20.8	652	22.6	848	29.4	2,885	1,052,000	1,392,020

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2014

Submarket	Oct 2014	Oct 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	2,382,146	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	1,269,500	794,364	59.8
Burnaby	1,457,563	--	n/a	1,290,895	1,216,277	6.1
Coquitlam	1,018,285	818,947	24.3	996,668	898,356	10.9
Delta	882,250	--	n/a	1,045,268	1,019,386	2.5
Langley City	--	--	n/a	811,202	--	n/a
Langley District	973,809	866,492	12.4	892,364	911,807	-2.1
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	589,253	623,310	-5.5	626,682	569,618	10.0
New Westminster	--	--	n/a	890,652	801,515	11.1
North Vancouver City	--	--	n/a	1,572,058	1,447,300	8.6
North Vancouver DM	2,013,900	1,550,225	29.9	1,834,680	1,804,724	1.7
Pitt Meadows	--	--	n/a	--	604,392	n/a
Port Coquitlam	672,662	--	n/a	784,615	834,914	-6.0
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,417,625	1,733,815	-18.2	1,622,985	1,671,719	-2.9
Surrey	900,009	846,932	6.3	856,994	862,058	-0.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,294,407	2,576,552	-11.0	2,344,900	2,153,750	8.9
West Vancouver	4,487,727	3,252,335	38.0	3,883,746	3,828,511	1.4
White Rock	--	--	n/a	1,820,666	1,639,930	11.0
Indian Reserves	549,900	--	n/a	549,900	--	n/a
Vancouver CMA	1,380,954	1,834,207	-24.7	1,480,424	1,392,020	6.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
October 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,841	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,635	4,860	4,561	57.8	846,978	11.3	810,512
	March	2,697	13.7	2,290	5,445	4,511	50.8	801,543	5.6	785,525
	April	3,090	15.9	2,636	6,118	4,892	53.9	801,171	8.3	795,798
	May	3,331	13.4	2,745	6,111	4,739	57.9	814,418	5.4	795,336
	June	3,452	29.4	2,898	5,518	4,832	60.0	796,714	4.4	803,287
	July	3,111	4.2	2,746	5,115	4,845	56.7	805,061	6.3	823,166
	August	2,820	10.3	2,965	4,036	4,757	62.3	802,763	2.3	802,549
	September	2,965	17.5	2,973	5,348	4,791	62.1	836,735	6.4	833,474
	October	3,113	15.4	3,011	4,608	4,958	60.7	819,336	5.6	813,769
	November									
	December									
	Q3 2013	8,067	0.0		14,479			775,100	0.0	
	Q3 2014	8,896	10.3		14,499			814,889	5.1	
	YTD 2013	24,605	9.2		51,186			765,629	4.0	
	YTD 2014	28,953	17.7		52,657			813,141	6.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2014

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99	96.3	120.3	1,294	5.9	64.8	887
	April	570	3.14	4.79	96.0	120.7	1,294	5.7	64.6	881
	May	570	3.14	4.79	95.8	121.2	1,300	5.5	64.6	879
	June	570	3.14	4.79	95.7	121.4	1,302	5.6	64.6	884
	July	570	3.14	4.79	95.5	121.2	1,304	5.7	64.7	889
	August	570	3.14	4.79	95.8	121.2	1,306	5.7	64.7	897
	September	570	3.14	4.79	95.8	121.2	1,312	5.8	64.9	901
	October	570	3.14	4.79		120.6	1,318	6.1	65.3	897
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2014		
Abbotsford-Mission CMA[1]	September 2014	October 2014
Trend[2]	694	554
SAAR	570	382
	October 2013	October 2014
Actual		
October - Single-Detached	17	28
October - Multiples	3	4
October - Total	20	32
January to October - Single-Detached	164	212
January to October - Multiples	434	229
January to October - Total	598	441

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2014	26	0	0	0	0	0	2	4	32
October 2013	16	0	0	0	0	0	1	3	20
% Change	62.5	n/a	n/a	n/a	n/a	n/a	100.0	33.3	60.0
Year-to-date 2014	189	0	0	0	55	146	23	28	441
Year-to-date 2013	152	0	0	0	71	102	12	261	598
% Change	24.3	n/a	n/a	n/a	-22.5	43.1	91.7	-89.3	-26.3
UNDER CONSTRUCTION									
October 2014	166	0	0	0	70	321	17	29	603
October 2013	138	0	0	0	70	102	12	256	578
% Change	20.3	n/a	n/a	n/a	0.0	**	41.7	-88.7	4.3
COMPLETIONS									
October 2014	19	0	0	0	7	17	3	4	50
October 2013	12	0	0	0	7	0	0	4	23
% Change	58.3	n/a	n/a	n/a	0.0	n/a	n/a	0.0	117.4
Year-to-date 2014	159	0	0	0	52	17	19	254	501
Year-to-date 2013	146	0	0	0	84	0	3	54	287
% Change	8.9	n/a	n/a	n/a	-38.1	n/a	**	**	74.6
COMPLETED & NOT ABSORBED									
October 2014	51	0	0	0	45	16	n/a	n/a	112
October 2013	64	1	0	0	88	10	n/a	n/a	163
% Change	-20.3	-100.0	n/a	n/a	-48.9	60.0	n/a	n/a	-31.3
ABSORBED									
October 2014	12	0	0	0	2	1	n/a	n/a	15
October 2013	19	0	0	0	1	0	n/a	n/a	20
% Change	-36.8	n/a	n/a	n/a	100.0	n/a	n/a	n/a	-25.0
Year-to-date 2014	175	1	0	0	93	11	n/a	n/a	280
Year-to-date 2013	198	3	6	0	39	19	n/a	n/a	265
% Change	-11.6	-66.7	-100.0	n/a	138.5	-42.1	n/a	n/a	5.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
October 2014	9	0	0	0	0	0	0	4	13
October 2013	8	0	0	0	0	0	0	3	11
Mission DM									
October 2014	17	0	0	0	0	0	2	0	19
October 2013	8	0	0	0	0	0	1	0	9
Indian Reserves									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2014	26	0	0	0	0	0	2	4	32
October 2013	16	0	0	0	0	0	1	3	20
UNDER CONSTRUCTION									
Abbotsford City									
October 2014	94	0	0	0	70	279	7	29	479
October 2013	90	0	0	0	70	60	7	256	483
Mission DM									
October 2014	72	0	0	0	0	42	10	0	124
October 2013	48	0	0	0	0	42	5	0	95
Indian Reserves									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2014	166	0	0	0	70	321	17	29	603
October 2013	138	0	0	0	70	102	12	256	578
COMPLETIONS									
Abbotsford City									
October 2014	6	0	0	0	7	17	0	4	34
October 2013	8	0	0	0	7	0	0	4	19
Mission DM									
October 2014	13	0	0	0	0	0	3	0	16
October 2013	4	0	0	0	0	0	0	0	4
Indian Reserves									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2014	19	0	0	0	7	17	3	4	50
October 2013	12	0	0	0	7	0	0	4	23

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
October 2014	25	0	0	0	45	16	n/a	n/a	86
October 2013	42	0	0	0	88	10	n/a	n/a	140
Mission DM									
October 2014	26	0	0	0	0	0	n/a	n/a	26
October 2013	22	1	0	0	0	0	n/a	n/a	23
Indian Reserves									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
October 2014	51	0	0	0	45	16	n/a	n/a	112
October 2013	64	1	0	0	88	10	n/a	n/a	163
ABSORBED									
Abbotsford City									
October 2014	7	0	0	0	2	1	n/a	n/a	10
October 2013	15	0	0	0	1	0	n/a	n/a	16
Mission DM									
October 2014	5	0	0	0	0	0	n/a	n/a	5
October 2013	4	0	0	0	0	0	n/a	n/a	4
Indian Reserves									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
October 2014	12	0	0	0	2	1	n/a	n/a	15
October 2013	19	0	0	0	1	0	n/a	n/a	20

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Abbotsford City	9	8	0	0	0	0	4	3	13	11	18.2
Mission DM	19	9	0	0	0	0	0	0	19	9	111.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	28	17	0	0	0	0	4	3	32	20	60.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	104	102	2	0	53	71	174	321	333	494	-32.6
Mission DM	108	62	0	0	0	0	0	42	108	104	3.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	212	164	2	0	53	71	174	363	441	598	-26.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Abbotsford City	0	0	0	0	0	0	4	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	0	4	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	53	71	0	0	146	60	28	261
Mission DM	0	0	0	0	0	42	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	53	71	0	0	146	102	28	261

Table 2.4: Starts by Submarket and by Intended Market
October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Abbotsford City	9	8	0	0	4	3	13	11
Mission DM	17	8	0	0	2	1	19	9
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	26	16	0	0	6	4	32	20

Table 2.5: Starts by Submarket and by Intended Market
January - October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	97	95	201	131	35	268	333	494
Mission DM	92	57	0	42	16	5	108	104
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	189	152	201	173	51	273	441	598

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Abbotsford City	6	8	0	0	7	7	21	4	34	19	78.9
Mission DM	16	4	0	0	0	0	0	0	16	4	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	22	12	0	0	7	7	21	4	50	23	117.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	94	98	0	0	52	84	271	54	417	236	76.7
Mission DM	84	51	0	0	0	0	0	0	84	51	64.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	178	149	0	0	52	84	271	54	501	287	74.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Abbotsford City	7	7	0	0	17	0	4	4
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	7	7	0	0	17	0	4	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	52	84	0	0	17	0	254	54
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	52	84	0	0	17	0	254	54

Table 3.4: Completions by Submarket and by Intended Market
October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Abbotsford City	6	8	24	7	4	4	34	19
Mission DM	13	4	0	0	3	0	16	4
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	19	12	24	7	7	4	50	23

Table 3.5: Completions by Submarket and by Intended Market
January - October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	85	98	69	84	263	54	417	236
Mission DM	74	48	0	0	10	3	84	51
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	159	146	69	84	273	57	501	287

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
October 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
October 2014	0	0.0	3	42.9	2	28.6	0	0.0	2	28.6	7	--	--
October 2013	2	13.3	3	20.0	4	26.7	6	40.0	0	0.0	15	610,000	583,520
Year-to-date 2014	3	3.0	20	19.8	50	49.5	9	8.9	19	18.8	101	599,900	641,322
Year-to-date 2013	9	6.4	32	22.9	62	44.3	26	18.6	11	7.9	140	610,000	611,467
Mission DM													
October 2014	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
October 2013	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	32	43.2	32	43.2	9	12.2	1	1.4	0	0.0	74	458,950	469,219
Year-to-date 2013	12	20.7	42	72.4	3	5.2	1	1.7	0	0.0	58	466,900	476,338
Indian Reserves													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
October 2014	2	16.7	6	50.0	2	16.7	0	0.0	2	16.7	12	542,950	623,358
October 2013	3	15.8	6	31.6	4	21.1	6	31.6	0	0.0	19	595,000	561,721
Year-to-date 2014	35	20.0	52	29.7	59	33.7	10	5.7	19	10.9	175	550,000	568,547
Year-to-date 2013	21	10.6	74	37.4	65	32.8	27	13.6	11	5.6	198	566,042	571,884

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2014						
Submarket	Oct 2014	Oct 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	--	583,520	n/a	641,322	611,467	4.9
Mission DM	--	--	n/a	469,219	476,338	-1.5
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	623,358	561,721	11.0	568,547	571,884	-0.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
October 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,134	2,351	2,275	49.8	524,435	11.4	519,394
	March	1,195	15.0	1,074	2,524	2,261	47.5	505,698	4.7	502,163
	April	1,396	9.4	1,196	2,877	2,242	53.3	504,550	1.8	492,513
	May	1,546	19.7	1,257	2,903	2,303	54.6	536,186	7.3	516,405
	June	1,598	27.0	1,236	2,677	2,324	53.2	516,798	3.4	500,110
	July	1,526	10.4	1,228	2,377	2,144	57.3	503,722	0.6	500,989
	August	1,231	1.8	1,269	2,156	2,301	55.1	528,939	9.7	526,382
	September	1,344	24.7	1,366	2,529	2,318	58.9	520,477	5.8	518,355
	October	1,376	16.3	1,373	2,124	2,297	59.8	528,118	8.2	531,338
	November									
	December									
	Q3 2013	3,669	17.2		6,713			491,903	1.5	
	Q3 2014	4,101	11.8		7,062			516,783	5.1	
	YTD 2013	11,160	-4.1		23,565			488,326	0.1	
	YTD 2014	12,985	16.4		24,894			517,152	5.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
October 2014

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99	94.9	118.6	91	8.2	66.9	811
	April	570	3.14	4.79	94.6	119.0	93	7.8	67.7	805
	May	570	3.14	4.79	94.4	119.7	93	7.5	67.6	800
	June	570	3.14	4.79	94.3	119.8	92	7.6	66.9	805
	July	570	3.14	4.79	94.2	119.6	90	8.1	65.9	820
	August	570	3.14	4.79	94.4	119.6	89	8.4	64.9	830
	September	570	3.14	4.79	94.4	119.5	88	8.1	64.0	825
	October	570	3.14	4.79		119.0	90	7.2	64.5	816
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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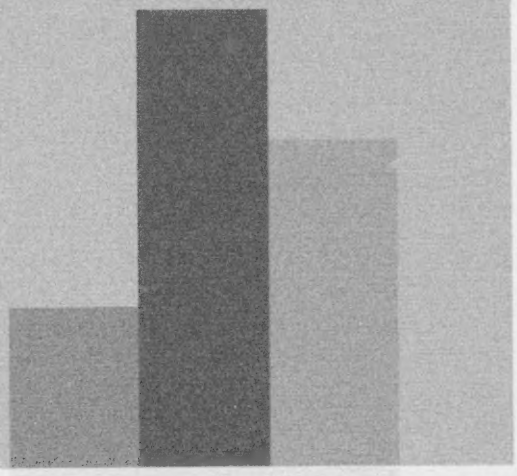

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